

EDDYSTONE INDUSTRIAL CENTER

NEW CONSTRUCTION | AVAILABLE FOR LEASE



1001 INDUSTRIAL HIGHWAY

EDDYSTONE, PA | 19022

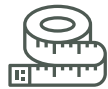
REPRESENTED BY THE
FLYNN COMPANY

COLIN FLYNN , SIOR
CFLYNNI@FLYNNCO.COM
215-561-6565 X 123

BEN CONWAY
BCONWAY@FLYNNCO.COM
215-561-6565 X 124

 **FOXFIELD**

The
Flynn
Company



150,000 SF



FULLY APPROVED



40 TRAILER PARKING SPACES



32' CEILING HEIGHT



220 CAR PARKING SPACES



CLOSE PROXIMITY TO
PHILADELPHIA PORT



EXCLUSIVE
INGRESS/EGRESS



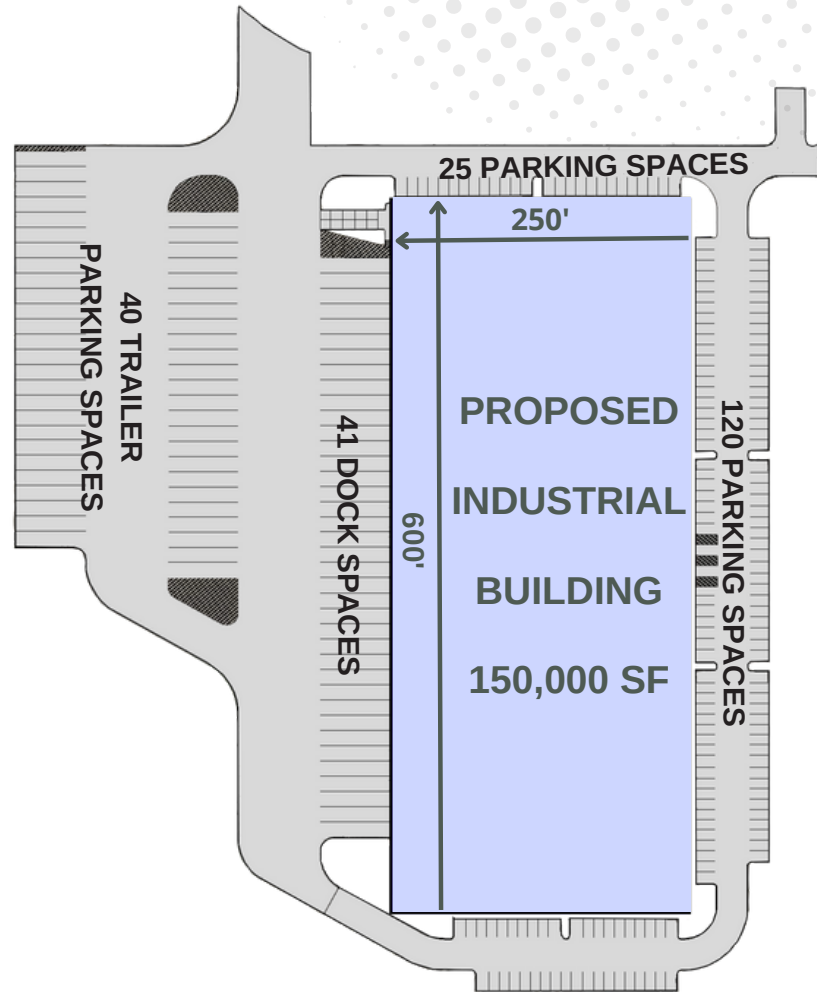
4 MILES TO PHL AIRPORT

THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

BUILDING SPECIFICATIONS

BUILDING SIZE	150,000 SF
LOT SIZE	18 Acres
OFFICE SPACE	To Suite
CEILING HEIGHT	32'
DIMENSIONS	600' x 250'
COLUMN SPACING	50' x 50'
DOCK DOORS	16 Dock Doors & 20 Additional Knockouts
DRIVE IN DOORS	2 (12' x 14')
CAR PARKING	220 Spaces
TRAILER PARKING	40 Spaces
SPRINKLER SYSTEM	ESFR
POWER	1,600 AMPS 480/277 VOLT 3 Phase
INGRESS/EGRESS	Easement road along property line provides exclusive access
ZONING	Heavy Industrial

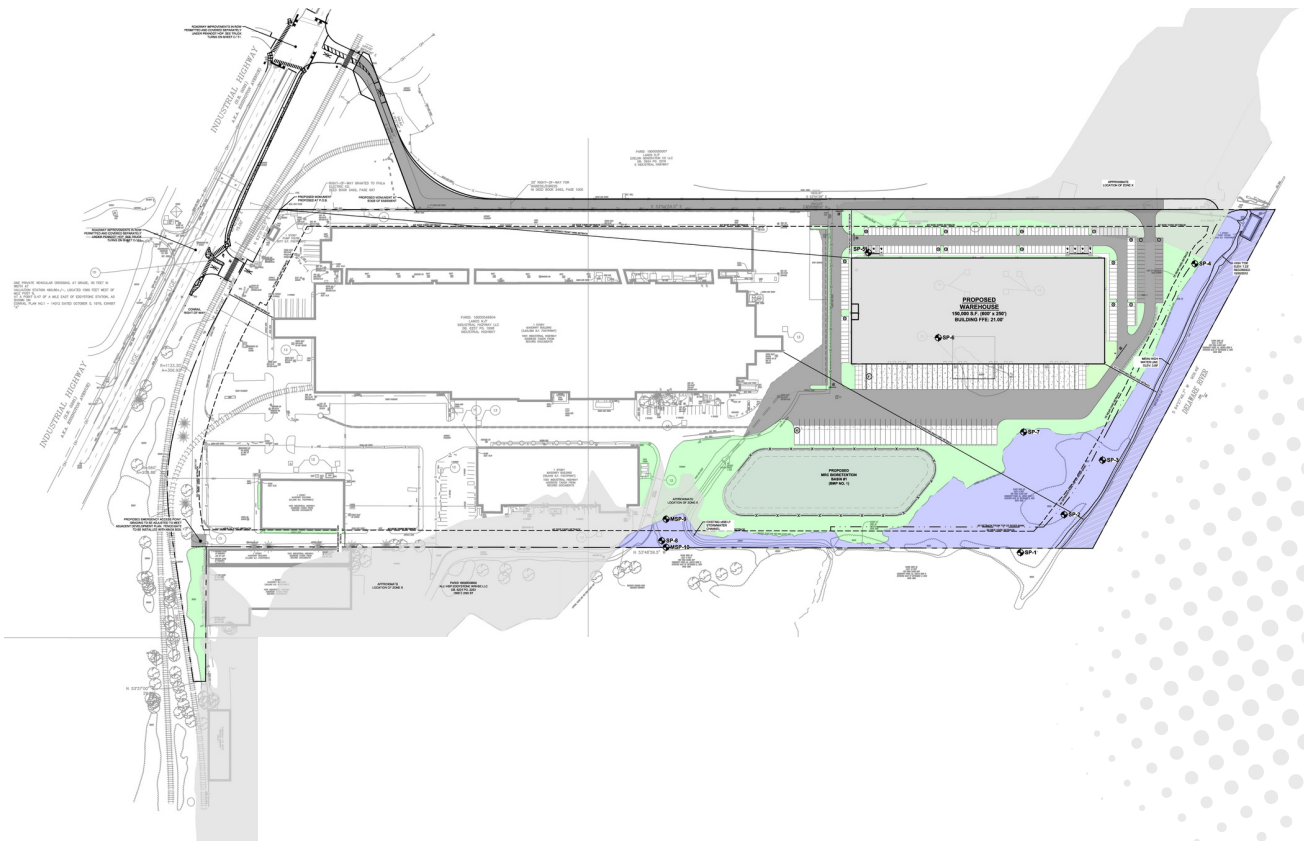


**For More Information
Please Contact:**

COLIN FLYNN, SIOR
CFLYNN@FLYNNCO.COM
215-561-6565 X 123

BEN CONWAY
BCONWAY@FLYNNCO.COM
215-561-6565 X 124

SITE MAP AND PLANS

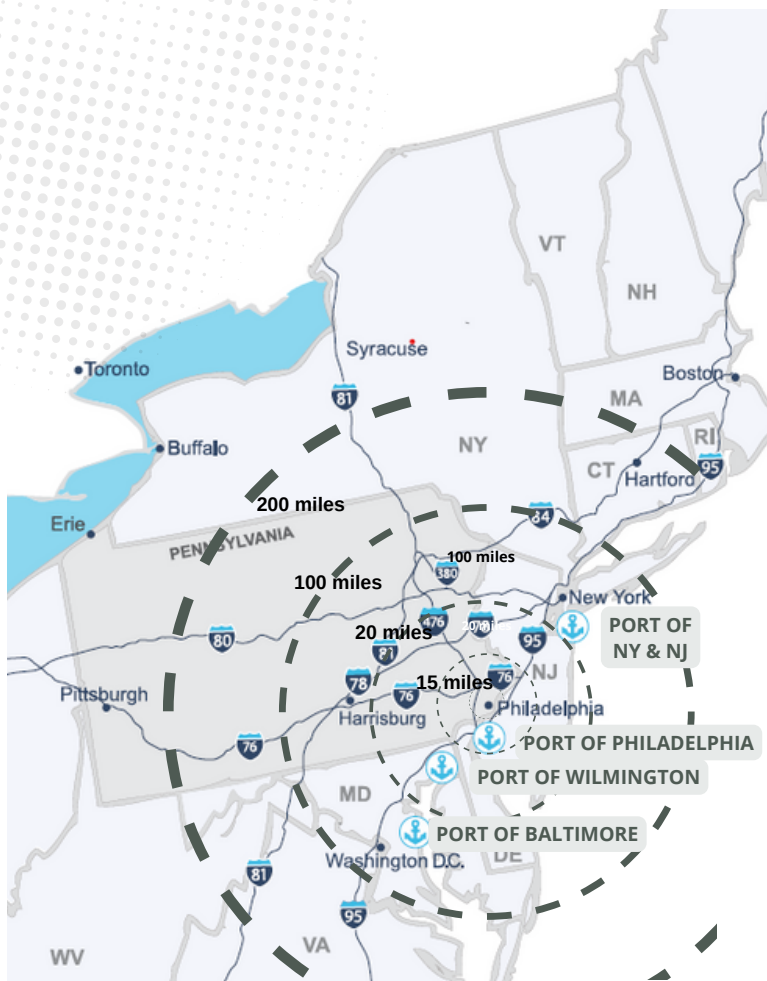


**For More Information
Please Contact:**

COLIN FLYNN, SIOR
CFLYNN@FLYNNCO.COM
215-561-6565 X 123

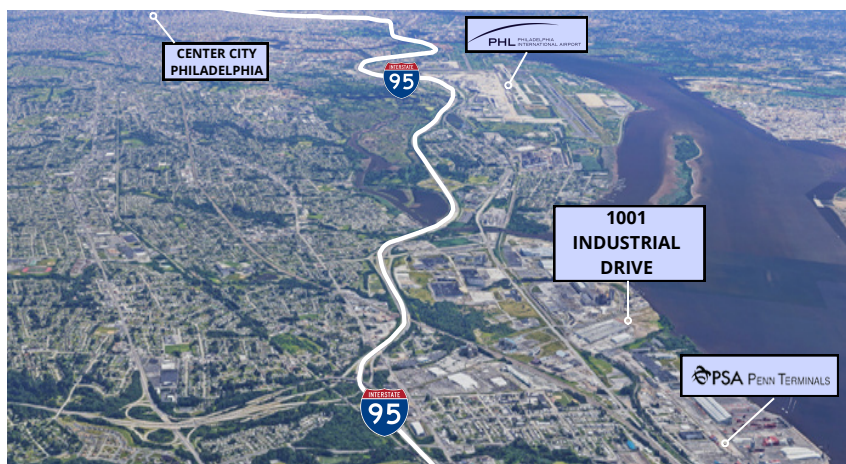
BEN CONWAY
BCONWAY@FLYNNCO.COM
215-561-6565 X 124

LOCATION CONTINUED



DISTANCE

PHL International Airport	4.2 Miles
Center City Philadelphia	13.7 Miles
PSA Penn Terminals	0.5 Miles
Exit 8 (I-95)	1.5 Miles
Exit 7 (I-476)	2.5 Miles
I-295 Interchange	9.5 Miles
NJ Turnpike	12.8 Miles



DEEP WATER PORTS

Philadelphia	12.9 Miles
New York/ New Jersey	108.6 Miles
Wilmington	17.7 Miles
Baltimore	89.9 Miles

**For More Information
Please Contact:**

COLIN FLYNN, SIOR
CFLYNN@FLYNNCO.COM
215-561-6565 X 123

BEN CONWAY
BCONWAY@FLYNNCO.COM
215-561-6565 X 124